



Jordan fishwick

50 BOLLINBARN MACCLESFIELD SK10 3DL

£500,000

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**** Internal Inspection Essential, SHOW HOME CONDITION **** Bollinbarn is long established as a favourable and sought after location close to Macclesfield Leisure Centre, the town centre and public transport links. A prime residential area with its abundance of established individual properties. During their years of occupation the current vendors have transformed this property into a quite splendid and highly distinguished home, having given careful consideration to its detail. Buyers who are seeking both elegance and style should look no further. Both the interior and exterior designs have been carefully and skilfully improved and in brief the property comprises; reception hallway, elegantly presented living room, sitting room with French doors opening to the garden, stylish dining kitchen complimented by a range of integrated appliances and utility room. An inner hallway allows access to three double bedrooms (two with en-suite shower rooms) and a stylish family bathroom. A paved driveway to the front provides ample off road parking and leads to the integral garage. Double gates to the side allows access to a Westerly facing garden that offers several seating areas ideal for "Al Fresco" dining and entertaining both family and friends. Beautiful flower beds offer an array of attractive plants, flowers and shrubs. Well maintained conifers and hedging offer a high degree of privacy.

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Leaving Macclesfield along Prestbury Road, continuing over the mini-roundabout at the junction with Victoria Road, take the second turning on the right onto Bollinbrook Road. Take the second left onto Bollinbarn where the property will be found on the right hand side.

Reception Hallway

The composite front door opens to the stunning reception hallway featuring an attractive Amtico flooring. Recessed ceiling spotlights. Radiator.

Living Room

178 x 124
Tastefully presented and decorated in neutral colours. Ample natural light is afforded by two sun tunnels. Feature gas fire with limestone surround. Two contemporary radiators.

Sitting Room

110 x 108
Double glazed French doors to the garden. Amtico flooring. Recessed ceiling spotlights. Double glazed windows to the rear and side aspect. Radiator.

Dining Kitchen

192 x 94
Beautifully appointed kitchen suite fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a half bowl stainless steel Franke sink unit with Quooker tap. Four ring electric Siemens hob with Siemens extractor hood over. Built in Siemens double oven and separate integrated microwave. Integrated fridge and dishwasher with matching cupboard fronts. Recessed ceiling spotlights. Open plan to the dining area with ample space for a dining table and chairs. Double glazed window to the rear aspect. Amtico flooring. Radiator.

Utility

54 x 50
Fitted with a range of wall units and tall storage cupboard. Recess for a washing machine and tumble dryer. Amtico flooring. Access to the integral garage.

Inner Hallway

Recessed ceiling spotlights. Radiator.

Master Bedroom

13'3 to wardrobe front x 10'0
The master bedroom is elegantly presented and fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the rear aspect fitted with Plantation shutters. Radiator.

En-Suite Shower Room

Fitted with a walk in double shower cubicle, push button low level WC and twin vanity wash hand basins. Tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the side aspect.

Bedroom Two

14'0 x 9'4
Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect fitted with Plantation shutters. Radiator.

En-Suite Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor. Recessed ceiling spotlights. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'3 x 9'4
Double bedroom with double glazed window to the side aspect fitted with Plantation shutters. Radiator.

Family Bathroom

Spacious bathroom fitted with a panelled bath with shower fittings over and screen to the side, push button low level WC and large wash hand basin. Built in airing cupboard. Tiled walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A paved driveway to the front of the property provides off road parking for several vehicles. Steps up to the property. A courtesy gate to the side allows access to the rear garden.

Integral Garage

17'4 x 9'4
Electric garage door. Power and lighting. Electric car charging point.

Westerly Facing Garden

To the rear is a Westerly facing garden offering several seating areas ideal for "Al Fresco" dining and entertaining both family and friends. Beautiful flower beds offer an array of attractive plants, flowers and shrubs. Well maintained conifers and hedging offer a high degree of privacy. Outside tap.

Tenure

The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band D.
We would recommend any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	